



# **WOKINGHAM BOROUGH COUNCIL**

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 11 NOVEMBER 2015 AT 7.00 PM**

Andy Couldrick  
Chief Executive  
Published on 3 November 2015

This meeting will be filmed for inclusion on the Council's website.

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.

## **Our Vision**

***A great place to live, an even better place to do business***

### ***Our Priorities***

**Improve educational attainment and focus on every child achieving their potential**

**Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth**

**Ensure strong sustainable communities that are vibrant and supported by well designed development**

**Tackle traffic congestion in specific areas of the Borough**

**Improve the customer experience when accessing Council services**

### ***The Underpinning Principles***

**Offer excellent value for your Council Tax**

**Provide affordable homes**

**Look after the vulnerable**

**Improve health, wellbeing and quality of life**

**Maintain and improve the waste collection, recycling and fuel efficiency**

**Deliver quality in all that we do**

## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

Simon Weeks (Chairman)	Tim Holton (Vice-Chairman)	Chris Bowring
John Kaiser	Bob Pitts	Malcolm Richards
Rachelle Shepherd-DuBey	Chris Singleton	Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
62.		<b>APOLOGIES</b> To receive any apologies for absence.	
63.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 14 October 2015.	5 - 10
64.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest.	
65.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
66.	Arborfield; Barkham	<b>TPO 1502/2015 AND TPO 1503/2015 - ARBORFIELD SDL</b> Recommendation: Confirm TPOs 1502 and 1503 unaltered with the exceptions that: <ul style="list-style-type: none"> <li>The Tree of Heaven (Alianthus altissima) shown as part of G1 in the provisional TPO 1502/2015 is to be shown as T6 on the confirmed TPO.</li> <li>Removal of T3, T4, T5 from TPO 1502/2015 as they are already covered by another TPO.</li> </ul>	11 - 34
67.	Arborfield; Barkham; Finchampstead South; Swallowfield	<b>APPLICATION NO. 150162 - LAND AT BIGGS LANE, ARBORFIELD</b> Recommendation: Conditional Approval.	35 - 64
68.	Wescott	<b>APPLICATION NO. 152378 - MONTAGUE PARK (PHASE 5), LONDON ROAD, WOKINGHAM</b> Recommendation: Conditional Approval.	65 - 98
69.	Bulmershe and Whitegates	<b>APPLICATION NO. 152354 - UNITS 62 – 67, SUTTONS BUSINESS PARK, READING</b> Recommendation: Conditional Approval.	99 - 126

- |     |                        |   |           |
|-----|------------------------|---|-----------|
| 70. | Finchampstead<br>South | <b>F/2015/0770 - THE LODGE, NORTH COURT, THE RIDGES, FINCHAMPSTEAD</b><br>Recommendation: Conditional Approval.   | 127 - 164 |
| 71. | Wescott                | <b>APPLICATION NO. 150066 - LAND ADJACENT TO NORTON ROAD, WOKINGHAM</b><br>Recommendation: Conditional Approval, subject to a Legal Agreement.  | 165 - 194 |
| 72. |                        | <b>PRE COMMITTEE SITE VISITS</b><br>To consider any recommendations from the Head of Development Management to hold pre-committee site visits, set out in Members' Update.                |           |
| 73. |                        | <b>ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT</b><br>A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading. |           |

## GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

<b>C/A</b>	Conditional Approval (grant planning permission)
<b>CAC</b>	Conservation Area Consent
<b>R</b>	Refuse (planning permission)
<b>LB</b>	(application for) Listed Building Consent
<b>S106</b>	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
<b>F</b>	(application for) Full Planning Permission
<b>MU</b>	Members' Update circulated at the meeting
<b>RM</b>	Reserved Matters not approved when Outline Permission previously granted
<b>VAR</b>	Variation of a condition/conditions attached to a previous approval
<b>PS</b>	Performance Statistic Code for the Planning Application
<b>Category</b>	

## CONTACT OFFICER

<b>Colm Ó Caomhánaigh, Democratic Services Officer</b>	Tel 0118 974 6059, Email colm.ocaomhanaigh@wokingham.gov.uk
<b>Tel</b>	0118 974 6059
<b>Email</b>	colm.ocaomhanaigh@wokingham.gov.uk
<b>Postal Address</b>	Civic Offices, Shute End, Wokingham, RG40 1BN